



GRASSROOTS
REALTY GROUP

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227 Meadowbrook Drive
Brooks, Alberta

MLS # A2346967



\$539,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Irregular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, microwave, dishwasher, washer, dryer, 2 sheds, storage cabinet under deck, gazebo, garage sink, and black cabinet above sink, blinds, retractable hose on side of house, alarm system, 2 garage door remotes

Welcome to a home where comfort, space, and an exceptional family-friendly location come together! Ideally situated near a playground, school bus stop, baseball diamonds, golf course, and more, this beautifully maintained 2007-built home is ready for its next family. Step inside to a bright, open-concept main floor featuring vaulted ceilings and updated luxury vinyl plank flooring. The spacious kitchen offers a large island, built in pantry, and convenient desk area, while the generous dining space easily accommodates a family-sized table. The large living room window fills the home with natural light and provides the perfect place to enjoy remarkable prairie sunrises. The primary bedroom comfortably fits a king-sized bed and includes a walk-in closet and 3 piece ensuite. Two additional main-floor bedrooms provide comfortable space for children, guests, or a home office. Developed in 2013, the basement offers a family room with plenty of space for movie nights, games, and a children's play area. Bedrooms four and five are conveniently located near a four-piece bathroom with heated flooring. The impressive 24' x 30' heated attached garage provides excellent room for vehicles, a workshop, and storage. Outside, the maintenance-free Trex deck with aluminum railings overlooks the spacious backyard. As evening arrives, unwind on the west-facing deck and take in the spectacular sunsets that paint the prairie sky—an inviting setting for quiet evenings, family gatherings, and summer entertaining. There is also additional parking, a gazebo, underground sprinklers, and RV parking that can easily accommodate a 35-foot trailer. A 30-amp outlet at the back of the home adds extra convenience for your RV. Thoughtful updates include triple-pane windows throughout—including the garage—and new front and back doors in 2024, luxury vinyl plank flooring in

2022, a new furnace and air conditioner in 2025, a new roof in 2021, custom blinds in 2024, underground sprinklers in 2021, and a gazebo added in 2024. Homes offering this remarkable combination of space, upgrades, an oversized heated garage, RV parking, beautiful views, and a sought-after location rarely become available. From peaceful prairie sunrises to unforgettable sunsets, this is truly a one-of-a-kind opportunity. Don't wait—book your private showing and discover why this could be the home your family has been waiting for!